

ADOPTED 7/12/90

RESOLUTION OF THE BOSTON REDEVELOPER AUTHORITY RE: FINAL DESIGNATION OF THE BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. AS REDEVELOPER, AND PROPOSED DISPOSITION OF BUILDING 104 IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS,, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. has expressed an interest in and submitted a satisfactory proposal for the development of Building 104 in the Charlestown Navy Yard; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. be, and hereby is, Finally Designated as Redeveloper of Building 104 in the Charlestown Navy Yard, Charlestown Urban Renewal Area, subject to:

a) approval by the Authority of the Final Working Drawings and Specifications to be submitted by the BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. for the development of Building 104, and a finding that said drawings conform in all respects to the Urban Renewal Plan for the Project Area; and

b) the obtaining of all City, State and Federal applicable approvals, including the relevant guidelines and conditions pursuant to which the New Development Area was transferred to the Authority.

2. That it is hereby determined that BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposition of said Building 104 by negotiation is the appropriate method of making the property available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Building 104 to said BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP., to execute a License for Early Entry, and to execute any and all other documents as may be necessary to effectuate the development of the property, said documents to be in the Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Document # 5323⁹
ADOPTED
JULY 12, 1990

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN NAVY YARD: FINAL DESIGNATION OF
REDEVELOPER FOR BUILDING 104.

SUMMARY: THIS MEMORANDUM REQUESTS FINAL DESIGNATION OF BRICKLAYERS
AND LABORER'S CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. AS
REDEVELOPER OF BUILDING 104 AT THE CHARLESTOWN NAVY YARD.

Building 104 was constructed in 1901 as the ship repair shop. The 60,000 sf three-story structure has a steel frame with brick masonry, and was modified to its present form in 1939.

Building 104, along with other property in the Navy Yard, is the subject of a 1978 Land Disposition Agreement ("LDA") with Immobiliare New England ("INE"). In the March 29, 1990 Tentative Designation for Building 104, INE agreed to relinquish its Tentative Designation for Building 104 as part of the pending revision to the Master Plan for the Navy Yard.

The Bricklayers and Laborers Non-Profit Housing Corporation ("BLNPHC") are the developers of the award-winning Bricklayers Phase I in the Navy Yard. BLNPHC was Tentatively Designated for Building 104 to produce 26 units of affordable housing with a 1:1 interior parking ratio. Since that time, the development entity has changed to a new corporation named Bricklayers and Laborers Charlestown Non-Profit Development Corp. ("BLCNDC"), and the housing program has been amended to 24 units, with 20 two and three bedroom family units having deeded open space, and the remainder of the one-bedrooms having access to common open space, all within the building envelope. The parking ratio remains 1:1.

Financing for the project will be provided by the US Trust and the Bricklayers and Laborers Union. The project architect is William Rawn of William Rawn Associates, with Mirabassi Associates serving as general contractor. Counsel to the development team is the Boston firm of Deutsch Williams Brooks DeRensis Holland & Drachman, P.C.

The benefits of the project to Charlestown and the Authority will be substantial. The Charlestown Neighborhood Council has reviewed the project favorably, and the concerns of the abutters have been addressed. Additionally, the project design has been reviewed by the Boston Landmarks Commission, the Harborpark Advisory Council, the Boston Preservation Alliance, and the Massachusetts Historical Commission. The Authority will continue to work on design review issues in accordance with procedures established by the BRA and the Massachusetts Historical Commission.

It is recommended, therefore, that the Authority grant a Final Designation to the BLCNDC for the construction of 24 affordable housing units in Building 104 in the Navy Yard.

An appropriate resolution follows: